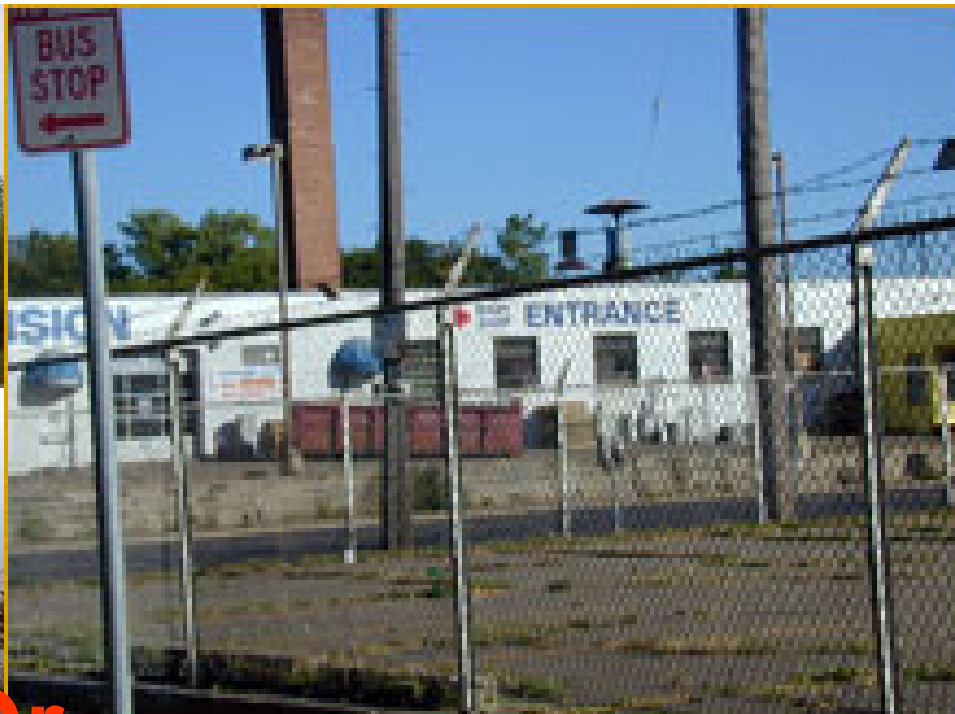


# NDEQ Brownfields Assistance: Reclaiming Contaminated Sites for Productive Use





Problem?



Or



Potential?



# Redevelopment Property Issues...

## Economic Development Perspective

- Great Location! Accessible, Visible
- Interested Business or Developer?
- Opportunity
- Community in Need

## Environmental Perspective

- “Hazardous”?
- Contaminated?
- Perceptions
- Unknowns



## ...Solutions?

# Solutions!

## Funding & Assistance Supporting “Brownfields” Redevelopment

### ■ Section 128(a) Assessments

- Free Phase I/II Environmental Site Assessments (ESAs)



### ■ Voluntary Cleanup Program (VCP)

- State Oversight of Voluntary Cleanup

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### ■ EPA Brownfields Assessment and Cleanup Grants Program



# Why Redevelop Brownfields?

- Restores properties
- Increases property value
- Increases local tax base
- Improves community image
- Uses existing infrastructure (cost savings)
- Reduces urban sprawl
- Prepares site for redevelopment
- Mitigates public health and safety concerns that might otherwise have never been known and addressed



# NDEQ & NDED Working Together to Promote Reuse of Brownfields?

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...because in addition to the **economic benefits**, redevelopment can also **reduce health risks** and protect our environment

(Economic development and resulting benefits and the Brownfields Law are driving the process)

# Brownfields in Nebraska

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- Often it is the **PERCEPTION** of contamination that keeps properties from being redeveloped, not the actual presence of contamination.
- Once the “**stigma**” is gone, properties can be returned to productive use.

# General Brownfield Process

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- **Identify** Brownfield
- **Assess/Investigate** Brownfield  
(Phase I/II Environmental Site Assessment)
  - Confirm or refute the presence of contamination
- (If necessary) Additional Investigation & **Cleanup** Brownfield
  - Through NDEQ's **Voluntary Cleanup Program** Process
- **Redevelop** property



# Environmental Programs Supporting Brownfields Redevelopment

STATE

- **Section 128(a) Assessments**

- Free Phase I/II ESAs



- **Voluntary Cleanup Program (VCP)**

- State Oversight of Voluntary Cleanup

FEDERAL

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- **EPA Brownfields Assessment and Cleanup Grants Program**



# Section 128(a) Assessments for Brownfields



Preliminary investigation to evaluate environmental conditions at property

- Prescribed method:

- ASTM Phase I Environmental Site Assessment (ESA)\*

- ASTM Phase II ESA\*

\*Both are very useful for partially fulfilling **CDBG** “Environmental Review” requirements

- NDEQ performs these Assessments for interested parties at eligible sites at no cost

# Section 128(a) Assessments for Brownfields



- Non-Competitive (easy to get)
  - Application & Access Agreement
- NDEQ prioritizing communities
- Act early to take advantage of limited budget

# Nebraska VCP Overview



- Fee-based cleanup program for all entities interested in voluntarily cleaning up contaminated properties
- State review, approval and oversight of voluntary cleanup plans utilizing results-based cleanup approach
- Provides State determinations of “no further action” upon successful completion of cleanup activities




# VCP Guidance On-line

The **VCP Guidance** Manual  
is available on-line at:

[www.deq.state.ne.us](http://www.deq.state.ne.us)

- Includes
  - Application & Instructions
  - “Remediation Goal Lookup Tables”
  - VCP MOA
  - And more...

**Nebraska Department of Environmental Quality**  
Remedial Action Plan Monitoring Act  
Application Form  
and Instructions for Participation in  
the Voluntary Cleanup Program

**INSTRUCTIONS**  
Please type or print legibly. Incomplete applications and/or applications not accompanied by the non-refundable \$5,000 application fee and the signed Written Agreement with the \$5,000 initial deposit, will be returned to the applicant. If any of the information requested is not applicable, enter "NA" in the blank provided.

More detailed instructions and a list of abbreviations follow the application form.

**SECTION A – SITE INFORMATION**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
County: \_\_\_\_\_  
Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_  
Latitude/Longitude Source: \_\_\_\_\_  
Latitude/Longitude Reference Location (e.g., center of property): \_\_\_\_\_

Quarter (10 acre) _____	Quarter (40 acre) _____	Quarter (160 acre) _____
Section _____	Township _____	Range _____

Lot or Subdivision (if applicable): \_\_\_\_\_  
Property Size (acres): \_\_\_\_\_  
Current Land Use: \_\_\_\_\_  
Future Land Use: \_\_\_\_\_

Will this project protect human health and the environment? ☐ Yes ☐ No Please explain.  
\_\_\_\_\_  
\_\_\_\_\_

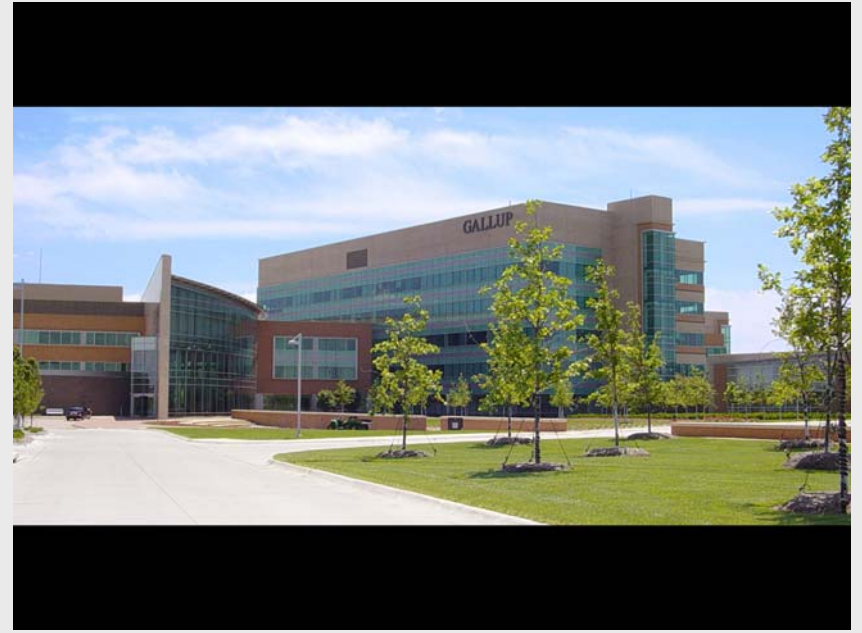
Will this project promote economic development? ☐ Yes ☐ No Please explain.  
\_\_\_\_\_  
\_\_\_\_\_







# **Brownfield Before and After**



# The Good News for Communities!

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- VCP Application Fee
- VCP Oversight Costs
- VCP Investigation
- VCP Planning
- VCP Cleanup

...are all eligible costs under EPA  
Brownfield Grants



Question	EPA Brownfields <u>Funding</u>	NDEQ	
		<u>Section 128(a) Assessments</u>	<u>VCP</u> **
Who can get assistance?	Eligible entities* (local gov't, quasi-gov't entities, etc.)	All entities, preference to local gov't	All entities
Which sites are eligible?	Brownfield sites*	Brownfield sites*	All, but not all qualify for SF enforcement bar
What assistance is available?	Assessment, RLF & cleanup grants	Assessments conducted by NDEQ	State oversight of cleanup plans & NFA Letter
Application process	Grant proposals compete on a nationwide basis	Section 128(a) application & access agreement	VCP application pkg. (app., fee, deposit, written agreement & RAP)

\* Definition as found in Subtitle A of SBLR & BR Act see BF Assessments under the CERCLA table

\*\* Process defined by Remedial Action Plan Monitoring Act

# Contact Information

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- (402) 471-6411
- [www.deq.state.ne.us](http://www.deq.state.ne.us)
- EPA Brownfields Program
- Bob Richards, USEPA
- [Richards.Robert@epa.gov](mailto:Richards.Robert@epa.gov)
- (913) 551-7502
- [www.epa.gov/brownfields](http://www.epa.gov/brownfields)

